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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

DATE: JANUARY 14, 2016

TO: PLANNING COMMISSION

FROM: HOLLY PHIPPS,

SUBJECT: SUB2013-00052 (BILLIG) CONTINUED HEARING

At the conclusion of your Commission's December 10, 2015 hearing, you asked staff to respond to the many issues raised during the public testimony.

Inventory of Office and Profession (O/P) Land: Staff has developed a list and map of all the vacant Office and Professional (O/P) designated parcels in the County. The proposed parcel size for the hospital development is 3.44 acres.

- There is a total of 13 parcels designated O/P in Templeton ranging in size from 0.47 acres to 4.9 acres. A map showing the parcel locations is in Attachment 1.
- There are fifteen parcels designated O/P in Nipomo ranging in size from 0.14 acres to 9.48 acres. A map showing the parcel locations is in Attachment 2.
- There are nine parcels designated O/P in Los Osos ranging in size from 0.14 acres to 12.23 acres. A map showing the parcel locations is in Attachment 3.
- There are three parcels designated O/P in San Miguel ranging in size from 0.18 acres to 0.55 acres. A map showing the parcel locations is in Attachment 4.

There are a total of seven parcels designated O/P that are over 3 acres and are appropriately sized for the proposed hospital facility. Five of these parcels are located in Templeton and most of them are along Las Tablas Rd in the vicinity of the proposed project site.

Traffic: A traffic study was prepared (Associated Transportation Engineers, 2013) and reviewed by Public Works. The County has established the acceptable Level of Service (LOS) on roads in urban area as "D" or better. The existing LOS is considered "C" or better (refer to Table 1).

Table 1.

Roadway Segment	Existing LOS
Las Tablas Rd. - West of Bennet Way	LOS A
Las Tablas Rd. - Bennet Way to US 101	LOS C
Las Tablas Rd. - US 101 to Florence St.	LOS A

The existing LOS plus the proposed project is considered a “D” or better, (refer to see Table 2).

Table 2.

Roadway Segment	LOS(a)	Significant Impact?
Las Tablas Rd. - West of Bennet Way	LOS A	No
Las Tablas Rd. - East of Bennet Way	LOS D	No
Las Tablas Rd. - West of Florence St.	LOS A	No

The existing LOS plus previously approved projects plus the proposed project is considered a “D” or better, (refer to Table 3).

Table 3.

Roadway Segment	LOS(a)	Significant Impact?
Las Tablas Rd. - West of Bennet Way	LOS B	No
Las Tablas Rd. - East of Bennet Way	LOS D	No
Las Tablas Rd. - West of Florence St.	LOS B	No

No project specific significant impact to transportation or circulation facilities would occur as a result of the project and no project specific mitigation is necessary. Standard road improvements in accordance with Section 1.2 of the Public Improvement Standards for the project will be required by Public Works.

Associated Transportation Engineers is preparing a revised traffic study to submit to your Commission. The existing study that was prepared used traffic trips associated with a full service hospital such as Twin Cities Hospital. The proposed Behavioral Health Hospital will operate similar to a regular hospital but without an emergency room and other major health care elements and is anticipated to operate with fewer personnel. This type of hospital is expected to generate less traffic trips than a full service hospital. Staff will update your Commission on the revised conclusions of the traffic study.

Residential Uses: The closest residential uses are located due south of the proposed project site across an intermittent blueline stream and riparian woodland and approximately 85 feet from the nearest proposed structure (Assisted Living building). This residential development is in construction and will ultimately include 43 residential units (Tract 2549). These residential units are located in the O/P designation and were approved as part of a mixed use proposal that includes the Billig’s project as the commercial piece of the mix use project. These residential units exist in this location due to the Billig’s proposed assisted living/hospital development at the front of the site. The Land Use Ordinance requires residential uses in the O/P designation to not negatively affect the development of the commercial portion of the O/P project:

...(residential development will not) Impede the continuing orderly development of community shopping and office areas with office and other commercial uses.

This ongoing requirement is a key piece in mixed use developments so that the occupants of the residential use do not restrict development of needed commercial development in the community.

Water: The proposed project will receive water service from the Templeton Community Services District (TCSD). The project water demand is as follows:

Assisted Living	5,450 gallons/day
Hospital	20,450 gallons/day
<u>Irrigation</u>	<u>1,340 gallons/ day</u>
Total Demand	27,240 gallons/ day

Total available supply = 27,450 gallons/day

The TCSD has issued a conditional will serve letter stating the proposed project has adequate water availability. TCSD has multiple water sources. The 2012-2014 Resource Summary Report discusses the status of the Atascadero sub basin, the primary TCSD water supply:

At buildout, net groundwater pumping is estimated to be 12,660 AFY, or about 77% of the Sub-basin perennial yield of 16,400. This estimate does not account for the additional 1,120 AFY of NWP water that may be acquired by the Templeton CSD and the AMWC in the future. Meanwhile, the water purveyors, County, District, and local land owners intend to actively and cooperatively participate in the development of a Sustainable Groundwater Management Plan for the Atascadero Sub-basin. No recommended Level of Severity.

As the Report states, the sub basin has no level of severity. This means that the sub basin can meet water demand through build out. Also see water Section of the proposed Negative Declaration.

Infrastructure/Services: There was testimony at the first hearing asserting the community of Templeton did not have the “infrastructure” or community services to support the hospital use. The community of Templeton has a population of approximately 7,700 and has its own water, wastewater and fire services. The community is also home to a Sheriff’s substation and an office of the Highway Patrol. Testimony from the Sheriff’s Office and other law enforcement personnel stated that no increase in calls for service are expected due to the hospital beyond that of any other use.

In addition to these local services, the circulation system in the area can adequately handle the traffic from the proposed facility along with the traffic from other uses in the area. The proposed hospital would be surrounded by medical offices that will also provide support for the facility.

Size/Compatibility: The hospital building is approximately 70,000 sq ft in size. The assisted living building is approximately 36,500 sq ft in size. There are buildings of this size in the area. These buildings include:

- Twin Cities Hospital is located directly north of the site across Las Tablas Rd. The Hospital is approximately 65-75 feet tall: The hospital is located on a 15 acres site and is approximately 150,000 sq ft.
- Omkar building is located on the north side of Las Tablas Rd approximately 500 feet west of the project site. This building which houses medical offices, financial offices and other types of commercial uses is approximately 52,000 sq ft in size and 34 feet tall.
- Two 70,000 sq ft buildings are proposed on the south side of Las Tablas Rd approximately 500 feet west of the proposed Billig site. The building closest to Las Tablas Rd is requesting a height modification similar to the Billig’s request.

- The office complex located directly adjacent and west of the proposed site contains over 100,000 sq ft of office space in 10 buildings.
- In addition to these buildings, office complexes in the immediate area add 100,000's of square feet of commercial and office uses in the area.

Both the proposed hospital and assisted living center are consistent with the character of the area, similar to existing uses and are not out of scale with surrounding development.

Patient Load: There was substantial discussion and testimony regarding the county's need for a 91 bed facility. This information is appropriate to the land use permit process for purposes of determining trip lengths and air quality impacts. This is the only valid reason to consider the home locations of future facility users. An attempt to gauge the size of the facility and whether it will serve existing county residents or other citizens is not relevant to the land use process with the exception noted above. If a size comparison is needed for any valid reason there was detailed testimony regarding the numbers of beds per 100,000 population needed for this type of us:

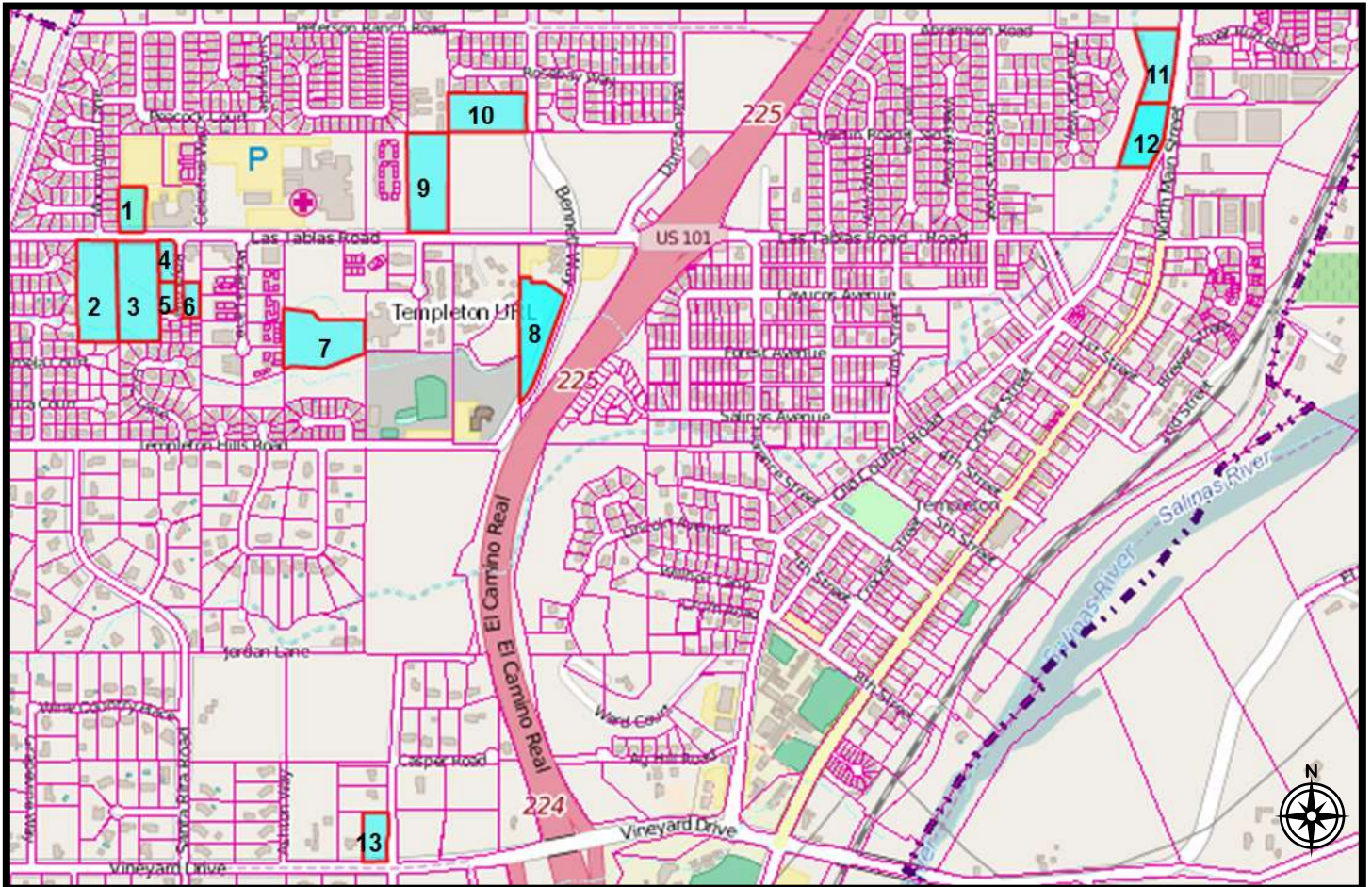
50 beds/ 100,000 population = 138 beds
18 beds/ 100,000 population = 50 beds
22 beds/ 100,000 population = 61 beds

The proposed hospital is consistent with the size needed for the county's population.

Exhibit C –Parcel Map Findings: After consulting with Glenn Marshall from the Department of Public Works, Staff would like to add a new finding to Exhibit C to read as follows:

- J. "In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."

ATTACHMENT 1
TEMPLETON OFFICE & PROFESSIONAL VACANT PARCELS



ATTACHMENT 2 NIPOMO OFFICE & PROFESSIONAL VACANT PARCELS



ATTACHMENT 3 LOS OSOS OFFICE & PROFESSIONAL VACANT PARCELS



ATTACHMENT 4 **SAN MIGUEL OFFICE & PROFESSIONAL VACANT PARCELS**

